116.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,700 /	631,700
					USE VALUE:	631,700 /	631,700
					ASSESSED:	631,700 /	631,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FINLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH KAREN J
Owner 2:	
Owner 3:	
Street 1:	7 FINLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONO NICHOLAS B--ETAL -
Owner 2:	BONO KATHLEEN -
Street 1:	7 FINLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1498 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5281.000	226,800		404,900	631,700
Total Card	0.121	226,800		404,900	631,700
Total Parcel	0.121	226,800		404,900	631,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.81 /Parcel: 421.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74537

GIS Ref

GIS Ref

Insp Date 09/11/18

!9013!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,800	0	5,281.	404,900	631,700		Year end	12/23/2021
2021	101	FV	219,300	0	5,281.	404,900	624,200		Year End Roll	12/10/2020
2020	101	FV	219,300	0	5,281.	404,900	624,200	624,200	Year End Roll	12/18/2019
2019	101	FV	189,100	0	5,281.	410,700	599,800	599,800	Year End Roll	1/3/2019
2018	101	FV	189,100	0	5,281.	306,600	495,700	495,700	Year End Roll	12/20/2017
2017	101	FV	189,100	0	5,281.	277,600	466,700	466,700	Year End Roll	1/3/2017
2016	101	FV	189,100	0	5,281.	266,100	455,200	455,200	Year End	1/4/2016
2015	101	FV	188,200	0	5,281.	225,600	413,800	413,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:19:12

LAST REV

Date	Time
09/26/18	13:31:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONO NICHOLAS B	42861-359		5/21/2004		390,000	No	No		
BONO NICHOLAS /	26570-299		8/9/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	74537
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2016	796	Re-Roof	6,200					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Measured	197	PATRIOT
8/21/2004	MLS	MM	Mary M
3/18/2000	Inspected	197	PATRIOT
2/11/2000	Measured	263	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5281		Sq. Ft.	Site		0	70.	1.10	5									404,900						404,900	

Total AC/HA:	0.12124	Total SF/SM:	5281	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,900	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	136.350
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278633
Depreciation:	51826
Depreciated Total:	226807

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

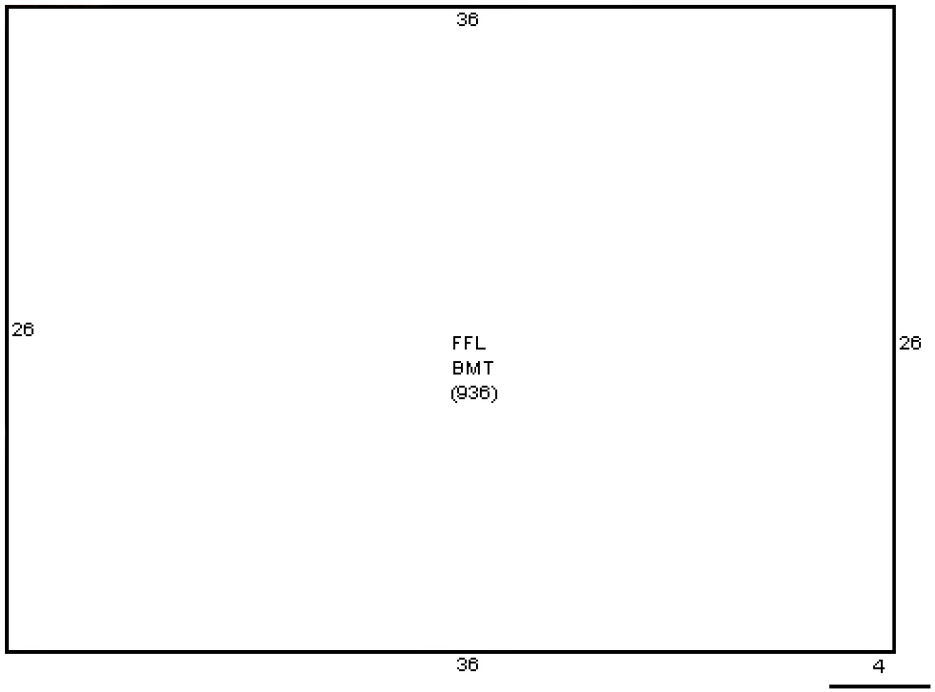
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.35
Special Features:	0	Val/Su Net:	121.15
Final Total:	226800	Val/Su SzAd	242.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	60.910	57,009
FFL	First Floor	936	136.350	127,624

Net Sketched Area:	1,872	Total:	184,633

Size Ad	936	Gross Area	1872	FinArea	1498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

116.0-0003-0004.0

IMAGE

AssessPro Patriot Properties, Inc